



# The Bellwether District Community Meeting

March 26, 2024



The Bellwether  
District

AN HRP PROJECT

# AGENDA

- Welcome & Introductions
- Environmental Remediation Update
- Development Update
- Community & Workforce Update
- Q&A

# PUBLIC BENEFITS

## ECONOMIC BENEFITS



**\$4 B** Total Investment

**\$100 MM** Philadelphia Projected Annual Tax Revenue

**\$120 MM** Pennsylvania Annual Tax Revenue

## COMMUNITY INVESTMENT



Internships, Pre-Apprenticeships Programs for Local Students

**\$250,000** Scholarship Commitment to S/SW Philly Students

**\$500,000** in Community Investment

Community Advisory Panel

## WORKFORCE DEVELOPMENT



**+/-19,000** Direct Permanent Jobs

**+/-28,000** Direct Construction Jobs

Career-Connected Learning Program

**\$1.1 M** in Workforce Development Investment

## TRANSPORTATION & CONNECTIVITY



Reconnecting Historically Closed Off Area of the City

New Internal Streets and Infrastructure Improvements

New City Bicycle and Pedestrian Connections

Offsite Infrastructure Improvements

## SUSTAINABILITY & RESILIENCY



LEED Certified Buildings

Bioswales to Absorb CO2

Electric Vehicle Ready Facilities

Solar Ready Construction

Raising Low-Lying Areas Out of 100 and 500-Year Floodplain

## ENVIRONMENTAL REMEDIATION



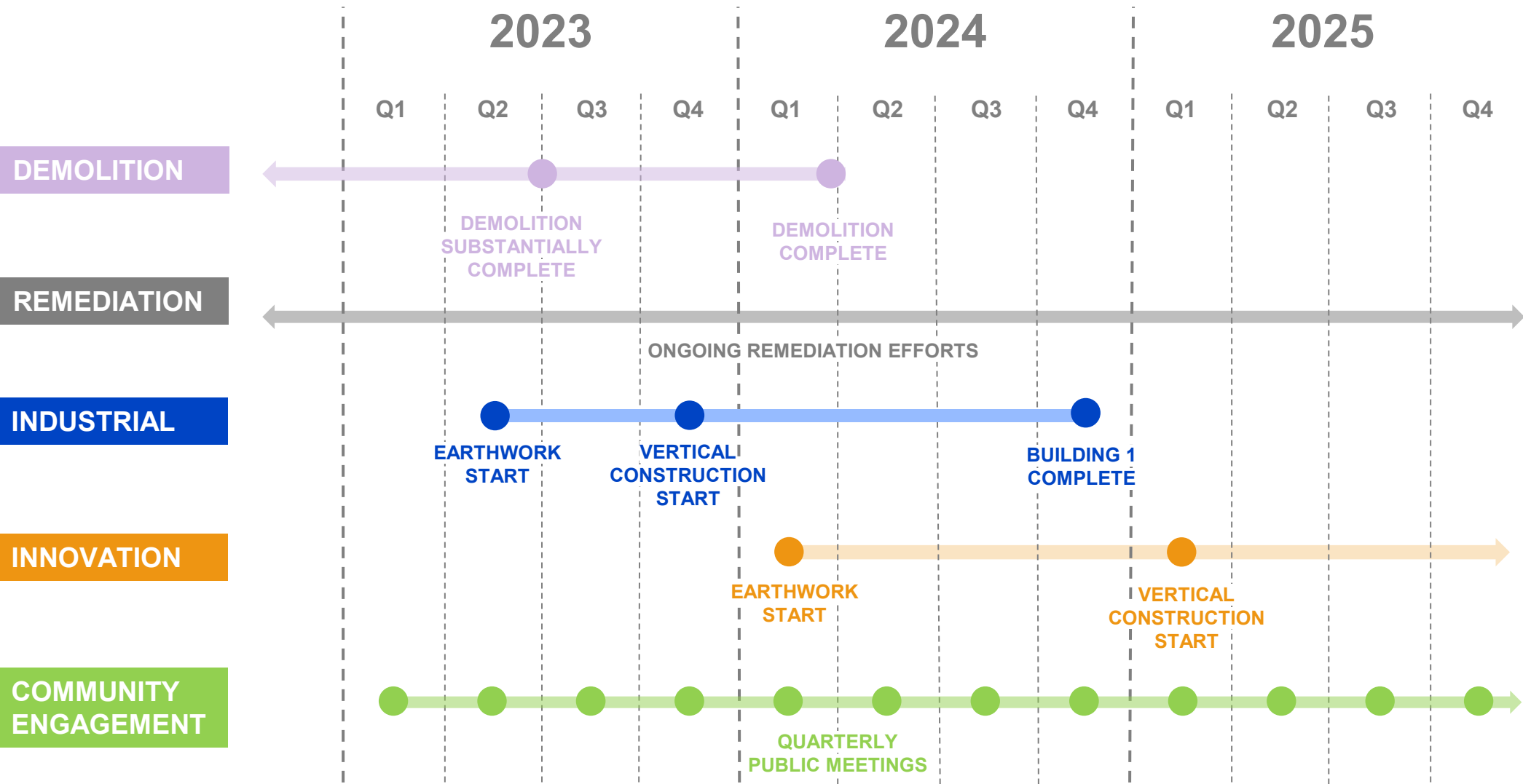
Reduced Emissions in Philadelphia by **16%**

**3 M+** Tons/Year CO2 Reduction

**880** Miles of Pipe Removed

**18.5 MM** Gallons of Petroleum Product Removed

# PHASE 1 SCHEDULE



# PROJECT GOALS

## 1 RE-INTEGRATE THE SITE



- Create new connections to existing City street network
- Create new internal streets with new bicycle & pedestrian pathways
- Provide new transit access to/from the site
- Provide off-site transportation improvements

## 2 CREATE GREEN PATHWAYS



- Plant thousands of new trees and plantings
- Create enhanced tree canopy, reducing urban heat island effect
- Provide buffered sidewalks and protected bicycle lanes with street trees and landscaping
- Provide onsite stormwater infrastructure

## 3 CREATE A SUSTAINABLE DISTRICT



- Closing the refinery reduced emissions in Philadelphia by 16%
- Raise the site out of the 100-year floodplain & raise the buildings out of the 500-year floodplain
- Develop LEED certified new buildings
- Provide solar PV and Electric Vehicle infrastructure
- Reduce use of fossil fuels

# ENVIRONMENTAL REMEDIATION

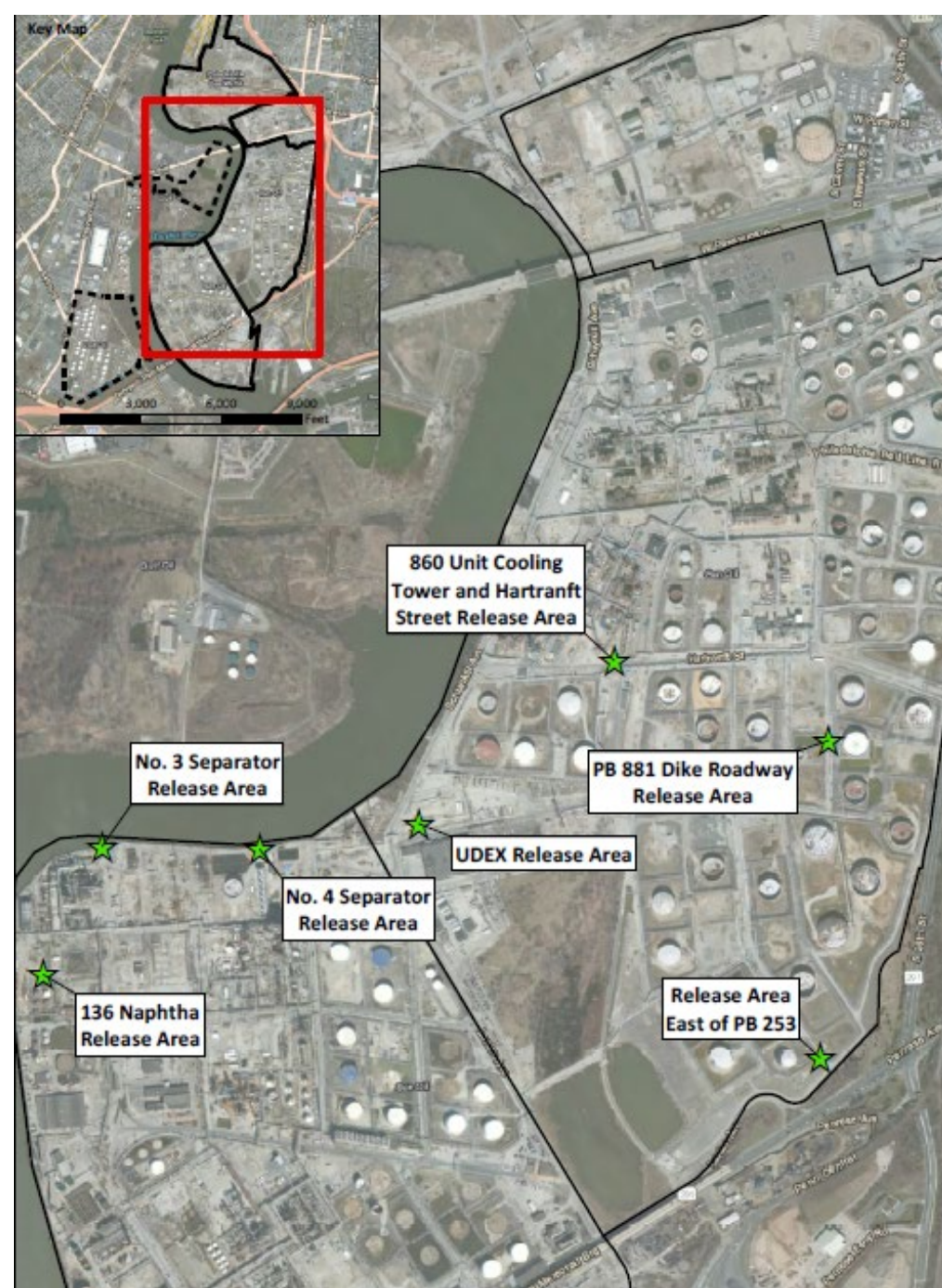


# WHO IS RESPONSIBLE FOR WHAT?

PESRM/ HILCO REDEVELOPMENT PARTNERS	EVERGREEN/ SUNOCO
<ul style="list-style-type: none"><li>• Assessment and cleanup of contamination that was released after September 2012.</li><li>• PADEP Act 2/One Cleanup Program reporting associated with contamination that was released after September 2012.</li><li>• Sampling beneath Storage Tanks after removal.</li><li>• Management of soil during redevelopment in accordance with June 2020 Soil Management Plan.</li><li>• Vapor intrusion assessments for new buildings.</li></ul>	<ul style="list-style-type: none"><li>• Assessment and cleanup of contamination that was present prior to September 2012.</li><li>• PADEP Act 2/One Cleanup Program reporting associated with 11 Areas of Interest (AOIs), including Cleanup Plans and Final Reports.</li><li>• Sampling beneath former Refinery Process Units after removal</li></ul>

# PESRM Act 2 Activities

- Notices of Intent to Remediate (NIR) have been submitted to PADEP for seven releases that occurred after September 2012.
- NIR formally enter releases into Pennsylvania's Land Recycling Program (Act 2)
- Reports and PADEP correspondence are available on The Bellwether District website ([www.thebellwetherdistrict.com](http://www.thebellwetherdistrict.com))
  - Go to Community → Environmental → Remediation

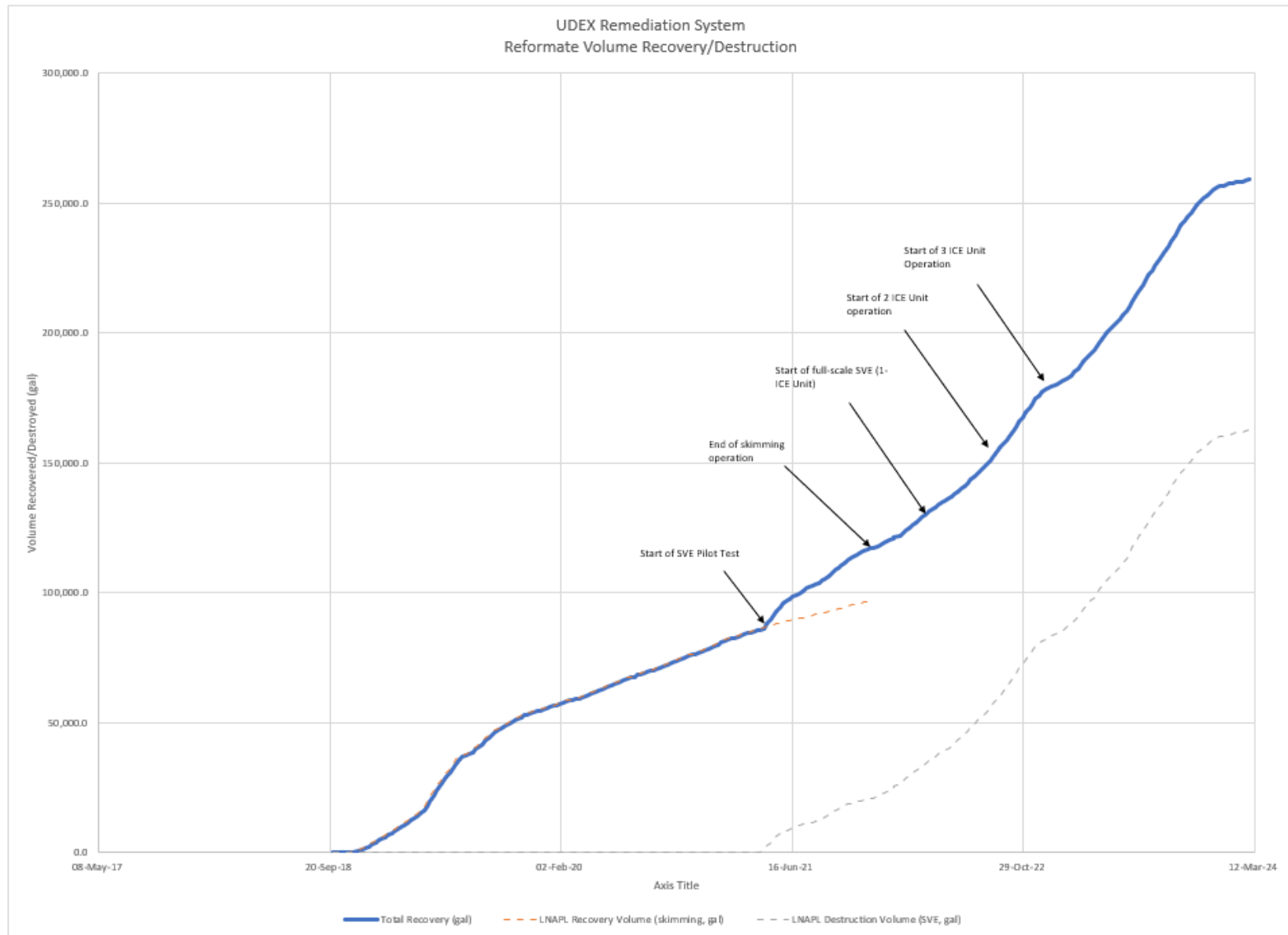




# PESRM Act 2 Activities

Release Area	Date of Release	Type of Remediation	Status	Next Steps
No. 3 Separator Release Area	2013	Groundwater and oil pumping	Pumping system shut down in October 2021	Groundwater monitoring
2016 Release East of Former Tank PB 253	2016	Oil recovery/soil excavation	NIR submitted in March 2024	Public meeting if requested by the City; soil management under Soil Management Plan
UDEX Release Area	2018	Oil skimming and soil vapor extraction (SVE)	SVE started 2021 and ongoing	Continued SVE operation
136 Naphtha Release Area	2019	Oil recovery/soil excavation	Active remediation complete	Review and analyze data; additional sampling may be warranted
860 & Hartranft Release Area	2021	Oil recovery/soil excavation	Final Report submitted in March 2024	Awaiting PADEP comments or approval.
PB881 Dike Roadway Release Area	2021	Oil recovery/soil excavation	Final Report submitted in March 2024	Awaiting PADEP comments or approval
No. 4 Separator Release	2022	Oil recovery/soil excavation	NIR submitted in March 2024	Final Report submittal

# UDEX Release Area



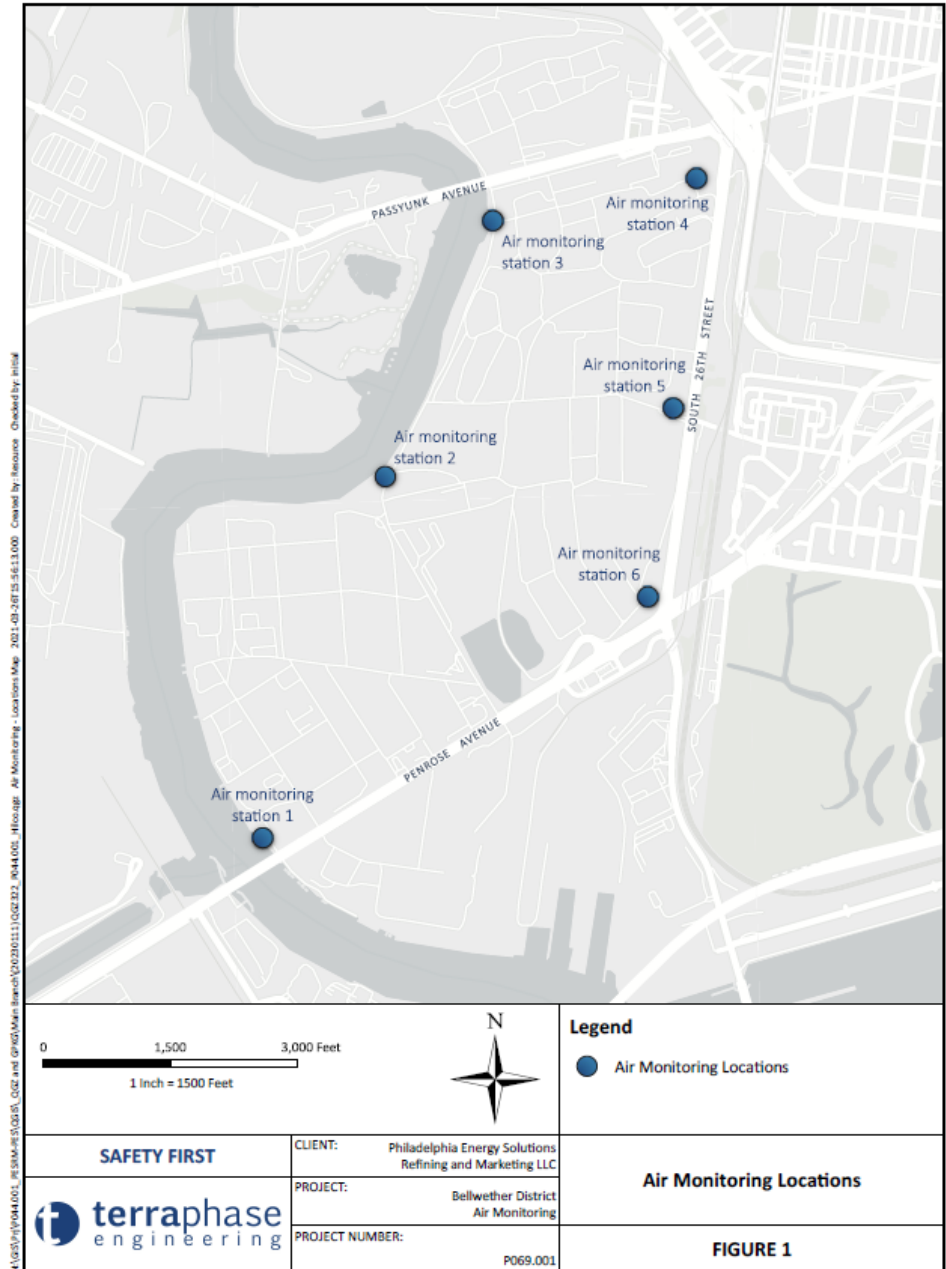
# Soil Movement

- Earthwork began in May 2023.
- Soil was sampled prior to movement, at a frequency of 1 sample per 2,000 cubic yards.
- An environmental consulting company is providing daily oversight to track the contaminated soil throughout earthwork. The environmental consulting company will also document that all contaminated soil is appropriately capped in the final development.



# Air Monitoring

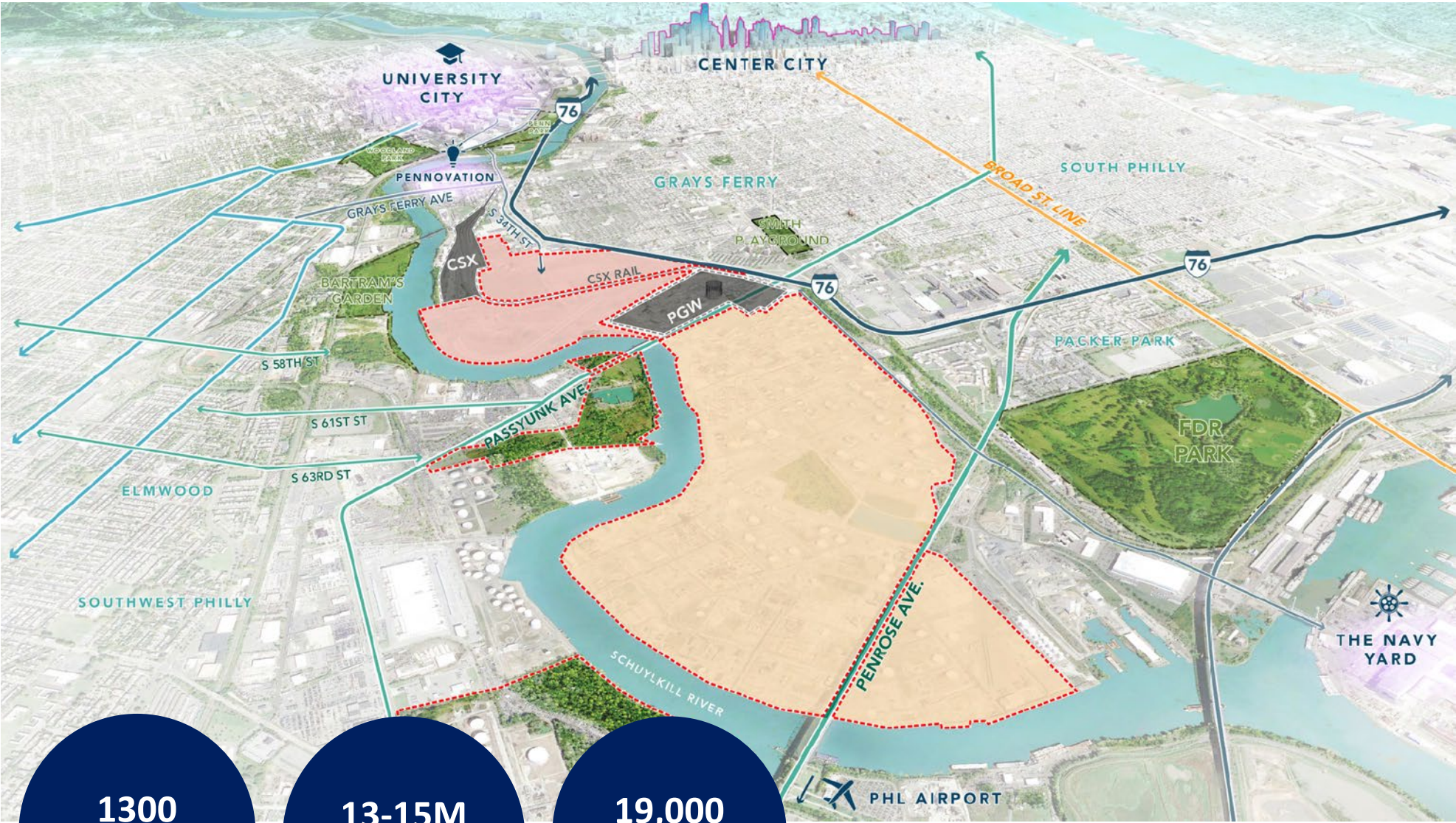
- Six monitoring stations are located along the perimeter of the first phase of work.
- Total volatile organic compounds (VOCs) and particulate matter (also known as dust) are continuously monitored.
- Baseline monitoring of the industrial campus began in November 2022, prior to the start of earthwork activities.
- Monthly reporting began in May 2023.
- No exceedances of the site-specific 24-hour action levels for dust were detected with the exceptions of readings associated with the Canadian wildfire smoke in June 2023.
- No exceedances of the site-specific 8-hour action level for VOCs were detected.
- Reports are available on The Bellwether District website.
  - Go to Community → Environmental → Air Monitoring



# MASTERPLAN FRAMEWORK



# SITE OVERVIEW



**1300  
Acres**

**13-15M  
SF**

**19,000  
Jobs**

# MASTER PLAN

SOUTHWEST  
SCHUYLKILL

GRAYS FERRY

POINT BREEZE

BARTRAM  
VILLAGE

WEST PASSYUNK

## INNOVATION CAMPUS

**250 Acres**  
**+/- 3-4M SF**  
**+/- 8,500 Jobs**

GIRARD ESTATES

## LOGISTICS CAMPUS

**750 Acres**  
**+/- 10.5M SF**  
**+/- 10,500 Jobs**

FDR PARK

PASCHALL

ELMWOOD

PENROSE

EASTWICK

# LOGISTICS SITE PROGRESS





# EARTHWORK PROGRESS – LOGISTICS CAMPUS

## PROGRESS

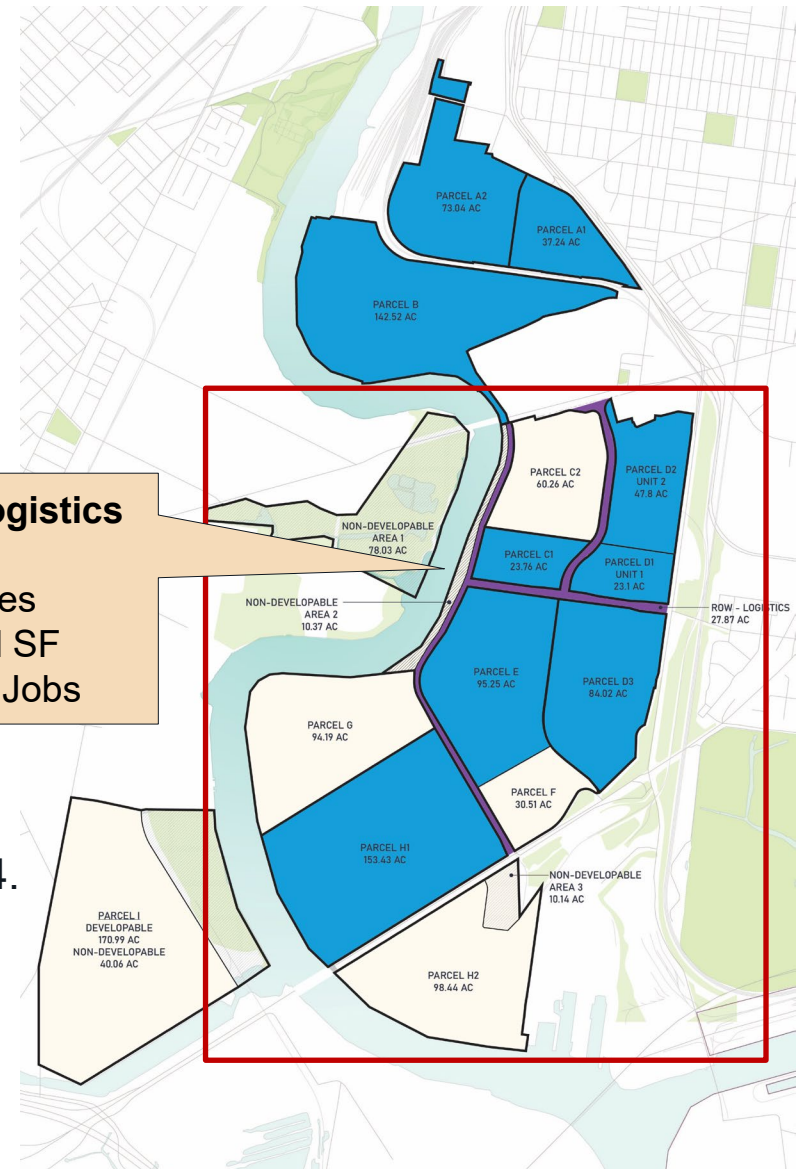
- Subgrade demolition ongoing within entire NPDES permit limits.
- Mobilized and commenced onsite crushing operation for concrete reuse.
- Commenced earthwork in Lots 3A, 3B, 8, & 9.

## STATUS

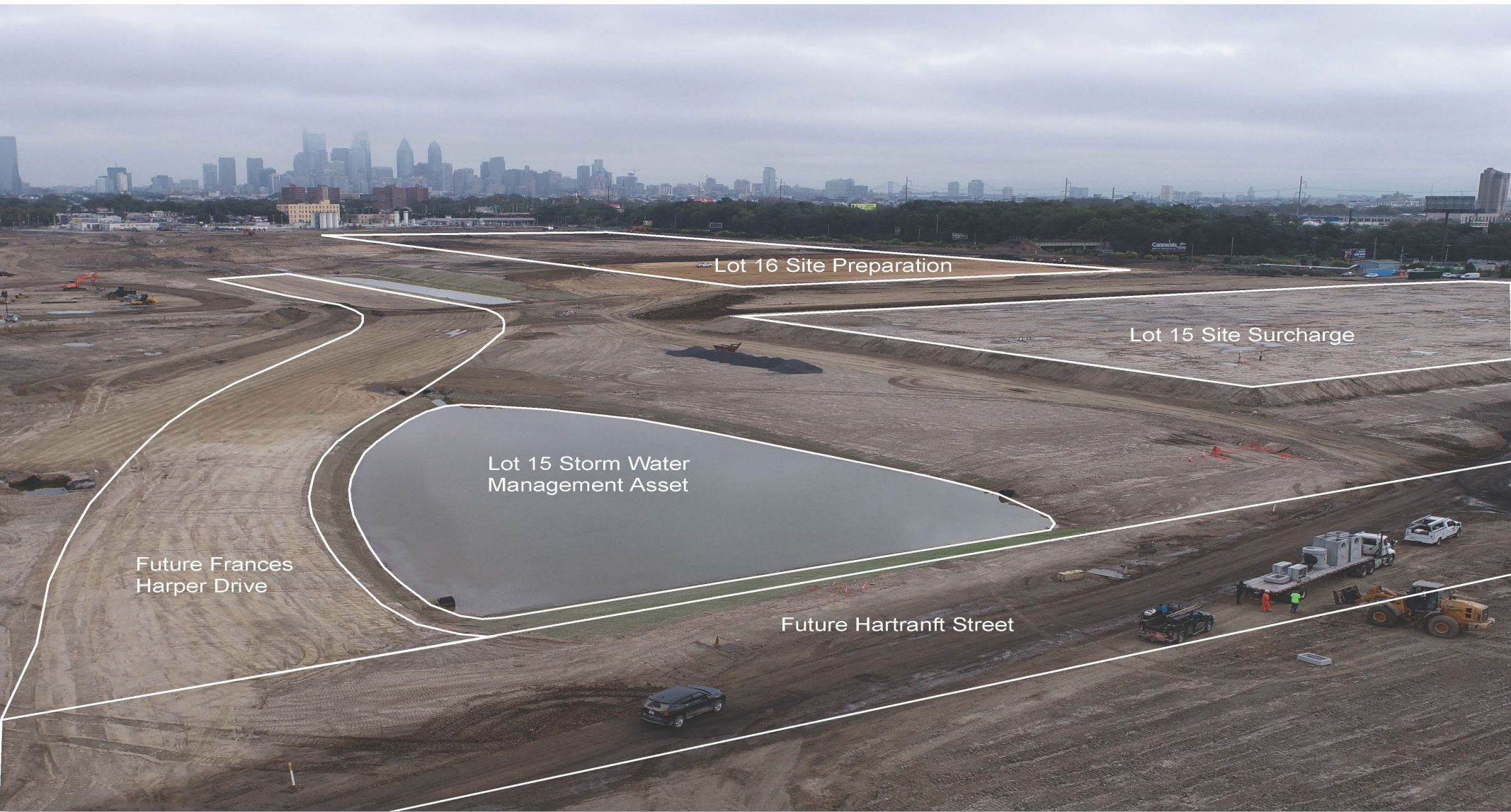
- Lot 15/Unit 1
  - Turnover for vertical construction in February 2024.
- Lot 16/Unit 2
  - Deep Dynamic Compaction (DDC) ongoing.
- Lot 11
  - Stormwater management asset complete.
  - Earthwork ongoing.

### Industrial/Logistics Area

750 Acres  
+/- 10.5M SF  
+/- 10,500 Jobs



# EARTHWORK PROGRESS – LOGISTICS CAMPUS



# EARTHWORK PROGRESS – LOGISTICS CAMPUS



# EARTHWORK – LOGISTICS CAMPUS (JDM PROGRESS TO DATE)

## PIPE REMOVALS

- Approximately 69 miles of below ground utility and refinery pipe removed.
- Approximately 23 miles of existing utility pipe removed.
- Approximately 46 miles of former underground refinery pipe decommissioned and removed.

## EARTHWORK VOLUMES

- Contractor has moved over 650,000 CY of soils on site.

## STORMWATER VOLUMES

- 30 million gallons of new/in progress stormwater management asset storage capacity.

## RECYCLABLE METAL

- During pipe and structure removal, contractor recycled nearly 4,700 tons of metal through the end of February 2024.

## CONCRETE CRUSHING

- Contractor crushed approximately 61,000 tons of onsite concrete through the end of February to be reused onsite.



# INFRASTRUCTURE – LOGISTICS CAMPUS

## PROGRESS

- Executed agreement for early material release with BSI on the following scope of work:

### Roadway Improvements

- ±3,700 LF of New Roadway (Onsite)
- ±3,100 LF of New Turn Lanes (Offsite)

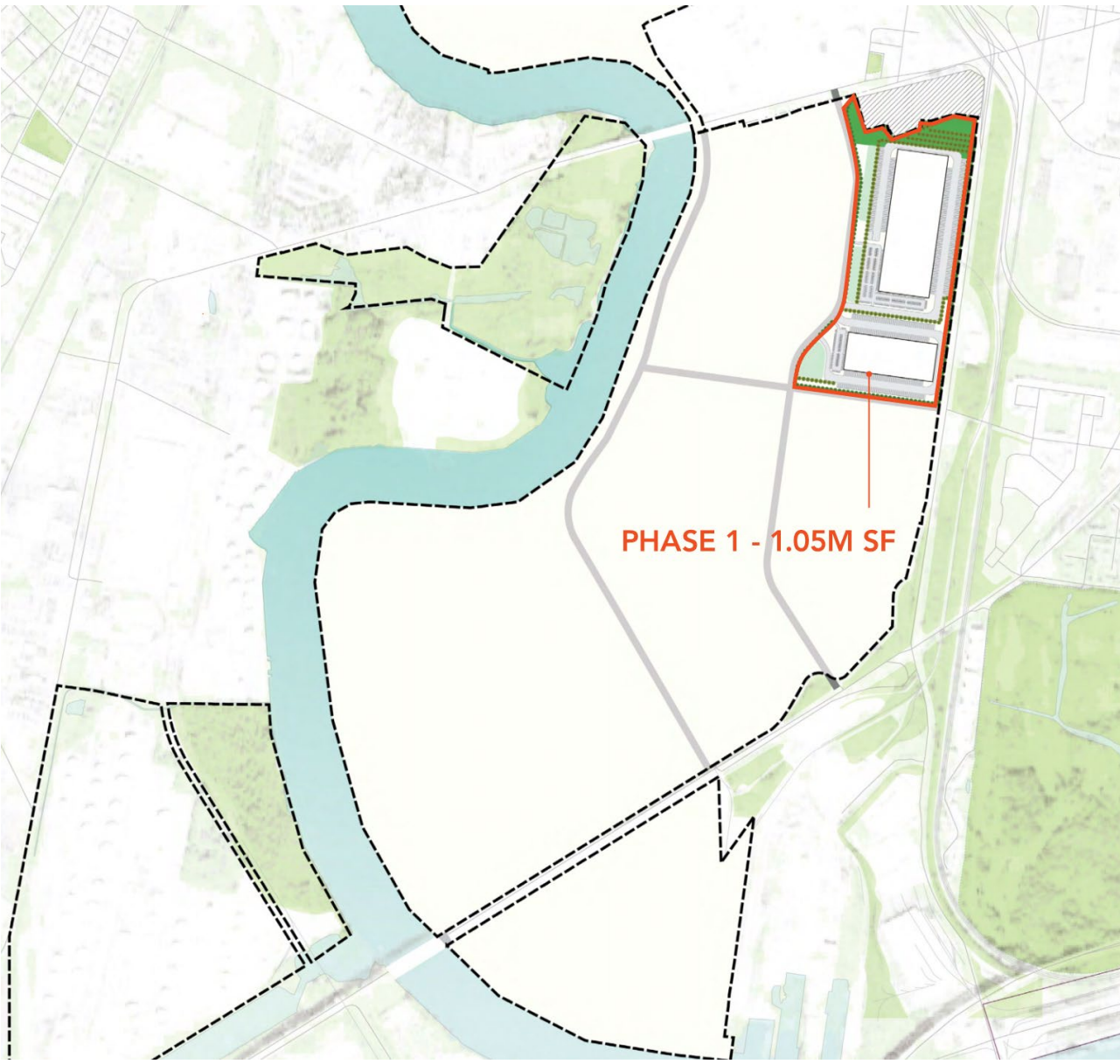
### Onsite Utilities

- ±2,300 LF of Sanitary Sewer
- ±6,800 LF of Storm Sewer
- ±4,600 LF of Domestic Water
- ±2,600 LF of Concrete Ductbank
- Over 300 Planted Trees

## NEXT STEPS

- Finalize Full Contract with BSI
- Mobilize to complete infrastructure work

# VERTICAL CONSTRUCTION – LOGISTICS CAMPUS



# VERTICAL PROGRESS – LOT 1\*



\*Referred to as Lot 15 in prior presentations

## PROGRESS

- Received building permit
- Executed construction contract with Clayco
- Commenced vertical construction
- Foundations started
- Anticipate start of panel erection April 2024

# VERTICAL PROGRESS – LOT 2\*



## PROGRESS

- Executed agreement with ARCO
- Submitted for Building Permit

\*Referred to as Lot 16 in prior presentations

## NEXT STEPS

- Target vertical commencement: Q2 2024
- Early material & equipment procurement underway
- ARCO to perform subcontractor buyout process



# INNOVATION SITE PROGRESS



# MASTER PLAN – INNOVATION DISTRICT



# EARTHWORK PROGRESS

- Innovation Campus subsurface demo began March 2024
- Mass grading will commence in April 2024
- Mass grading targeted completion end of 2024



VIEW LOOKING SOUTHEAST TOWARDS I-76

# EARTHWORK PROGRESS



VIEW LOOKING EAST

# EARTHWORK PROGRESS



VIEW LOOKING SOUTHEAST TOWARDS I-76

# EARTHWORK PROGRESS



VIEW LOOKING EAST

# INNOVATION CAMPUS – PHASE 1



# PROPOSED VARE AVE IMPROVEMENTS



I-76 SCHUYLKILL EXPY  
VARE AVE

JACKSON ST

SERVICE DRIVE

32

TO 28<sup>TH</sup> STREET & PASSYUNK AVE



# VARE AVE – EXISTING CONDITION



# VARE AVE – FUTURE CONDITION



CONCEPTUAL RENDERING

# VARE AVE – EXISTING CONDITION



# VARE AVE – FUTURE CONDITION



CONCEPTUAL RENDERING

# INNOVATION CAMPUS – PHASE 1





CONCEPTUAL RENDERING



CONCEPTUAL RENDERING



CONCEPTUAL RENDERING



# INNOVATION CAMPUS VIEWS

# LANDSCAPE



**BUILDING B ENTRANCE**



**THE GROVE SEATING – BUILDING B PLAZA**



**BUILDING A ENTRANCE**



**JACKSON STREET BIKE LANE**

CONCEPTUAL RENDERINGS

# COMMUNITY & WORKFORCE UPDATE



WILLSCOT  
800.782.1500 | WILLSCOT.COM

682937

**MYWIC**  
MENTORING YOUNG WOMEN IN CONSTRUCTION  
**CAMP 2022**  
Presented by the NAWIC Philadelphia  
and the below SPONSORS

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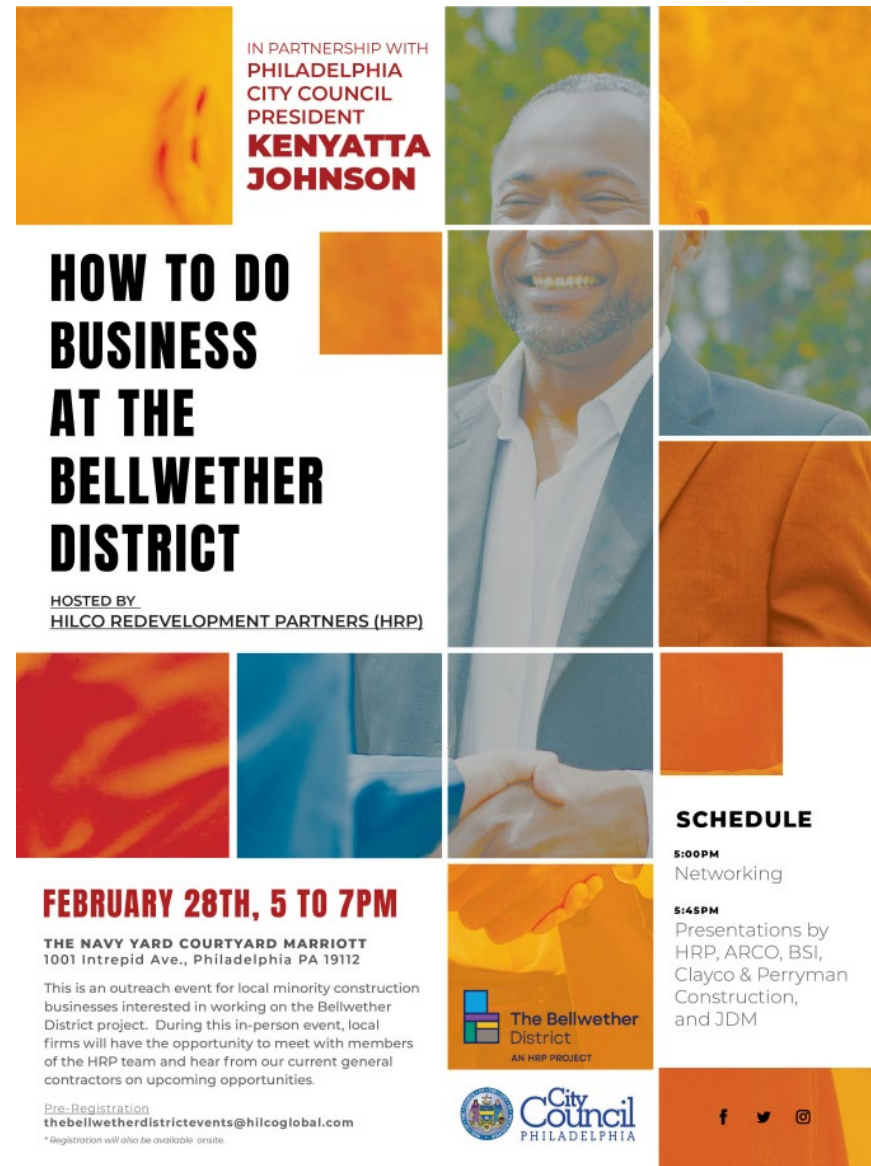
# The Bellwether District – 2023 In Review

- **69** community meetings & events
- **12** workforce partnerships
- **1,008** winter coats distributed
- **1,250** turkeys distributed
- **78** interns employed to date
- **24** career awareness events for students to date
- **\$1 million+** in workforce development investments made to date



# How To Do Business with The Bellwether District

- Focused on engaging local, MBE, and WBE firms in The Bellwether District project.
- Hosted in partnership with Council President Johnson's office
- 85+ businesses in attendance
- 115 attendees
- New web contact form at [thebellwetherdistrict.com](http://thebellwetherdistrict.com)



IN PARTNERSHIP WITH  
PHILADELPHIA  
CITY COUNCIL  
PRESIDENT  
**KENYATTA  
JOHNSON**

## HOW TO DO BUSINESS AT THE BELLWETHER DISTRICT

HOSTED BY  
HILCO REDEVELOPMENT PARTNERS (HRP)

### SCHEDULE

**5:00PM**  
Networking


**5:45PM**  
Presentations by  
HRP, ARCO, BSI,  
Clayco & Perryman  
Construction,  
and JDM


**FEBRUARY 28TH, 5 TO 7PM**


**THE NAVY YARD COURTYARD MARRIOTT**  
1001 Intrepid Ave., Philadelphia PA 19112

This is an outreach event for local minority construction businesses interested in working on the Bellwether District project. During this in-person event, local firms will have the opportunity to meet with members of the HRP team and hear from our current general contractors on upcoming opportunities.

Pre-Registration  
[thebellwetherdistrictevents@hilcoglobal.com](mailto:thebellwetherdistrictevents@hilcoglobal.com)  
\* Registration will also be available onsite.

 **The Bellwether District**  
AN HRP PROJECT

 **City Council**  
PHILADELPHIA

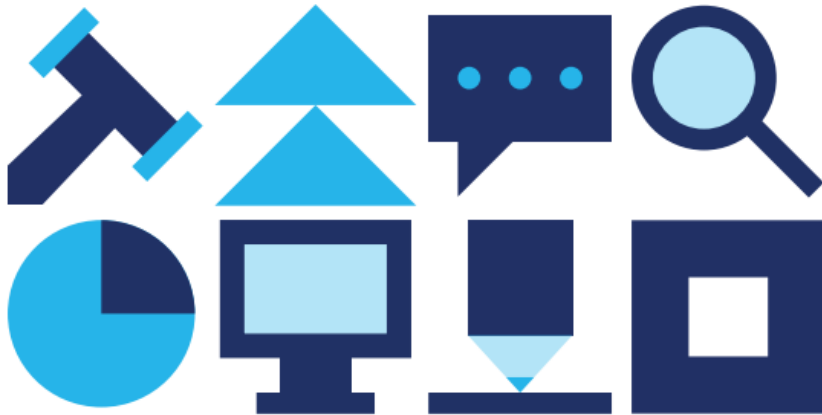


# Summer Internship Recruitment



## We're Hiring Summer 2024 Interns

Gain immersive and interactive professional development training and hands-on experience in HRP's 6-week internship program.



### QUALIFICATIONS

Incoming high school Juniors and Seniors

Students living or attending school in the following zip codes are encouraged to apply: 19142, 19143, 19145, 19146, 19147, or 19153

Candidates must be able to work both in-person and remotely Mon-Fri beginning in early July through mid-August

### JOB DESCRIPTION

Interns will support the HRP team on a variety of projects related to the clean-up and transformation of **The Bellwether District**, an upcoming state-of-the-art logistics and innovation campus.

All interns will receive a broad education on HRP's business and have the opportunity to specialize in one of six areas: **Accounting/Finance, Administration, Corporate Affairs, Development, Environmental Remediation, and Project Management.**

For full job descriptions, email [mforavanti@hilcoglobal.com](mailto:mforavanti@hilcoglobal.com) or [cdelva-phillips@hilcoglobal.com](mailto:cdelva-phillips@hilcoglobal.com)



# Community Benefits Agreement Update

## CBA TIMELINE

- Process began in May 2023.
- Mix of in-person and virtual meetings.
- Aiming to have completed CBA by mid 2024.

## CBA PARTICIPANTS

- Utilizing HRP's Community Advisory Panel for CBA process.
- Community Advisory Panel made up of 25 Registered Community Organizations (RCOs) and other key stakeholders that serve South and Southwest Philadelphia.
- Continuing to collect feedback from the broader community.

# Remaining 2024 Community Meetings

- Tuesday, June 18 at 6 PM
- Tuesday, September 17 at 6 PM
- Tuesday, November 12 at 6 PM
- Community Resource Fair (Fall Date TBD)

# Thank You



Mia Fioravanti

[mfioravanti@hilcoglobal.com](mailto:mfioravanti@hilcoglobal.com)

610-551-8390





# SUSTAINABILITY INITIATIVES

Sustainability is a **core value** of HRP. The Bellwether District will incorporate a number of key **sustainability initiatives**, including:



State-of-the-art infrastructure that will accommodate electric vehicles and solar-ready facilities.



An extensive native landscaping plan including naturalized landscaping and bioswales to absorb CO2.



HRP intends to raise all existing low-lying areas of the site out of the FEMA established base flood elevations (100-year storm events)



Future buildings will be designed to comply with current regulatory energy efficiency standards at a minimum. It is anticipated that many will be LEED certifiable.



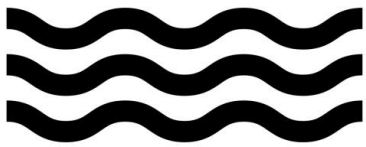
Thousands of new trees and plantings across the entire 1300-acre property.

# FLOOD MITIGATION


## Process



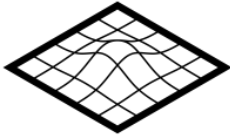
- Approval process with FEMA and the City of Philadelphia
- Worked with FEMA reviewers for over **2 years**
- FEMA study results accepted by City of Philadelphia floodplain manager




Studied over **9.5 miles** of the Schuylkill River including:



**17** bridge structures



Surface modeling  
**> 17.5**  
square miles



Drainage areas  
**> 1,900**  
square miles

**4**

**= 92,000**  
football fields

# FLOOD MITIGATION

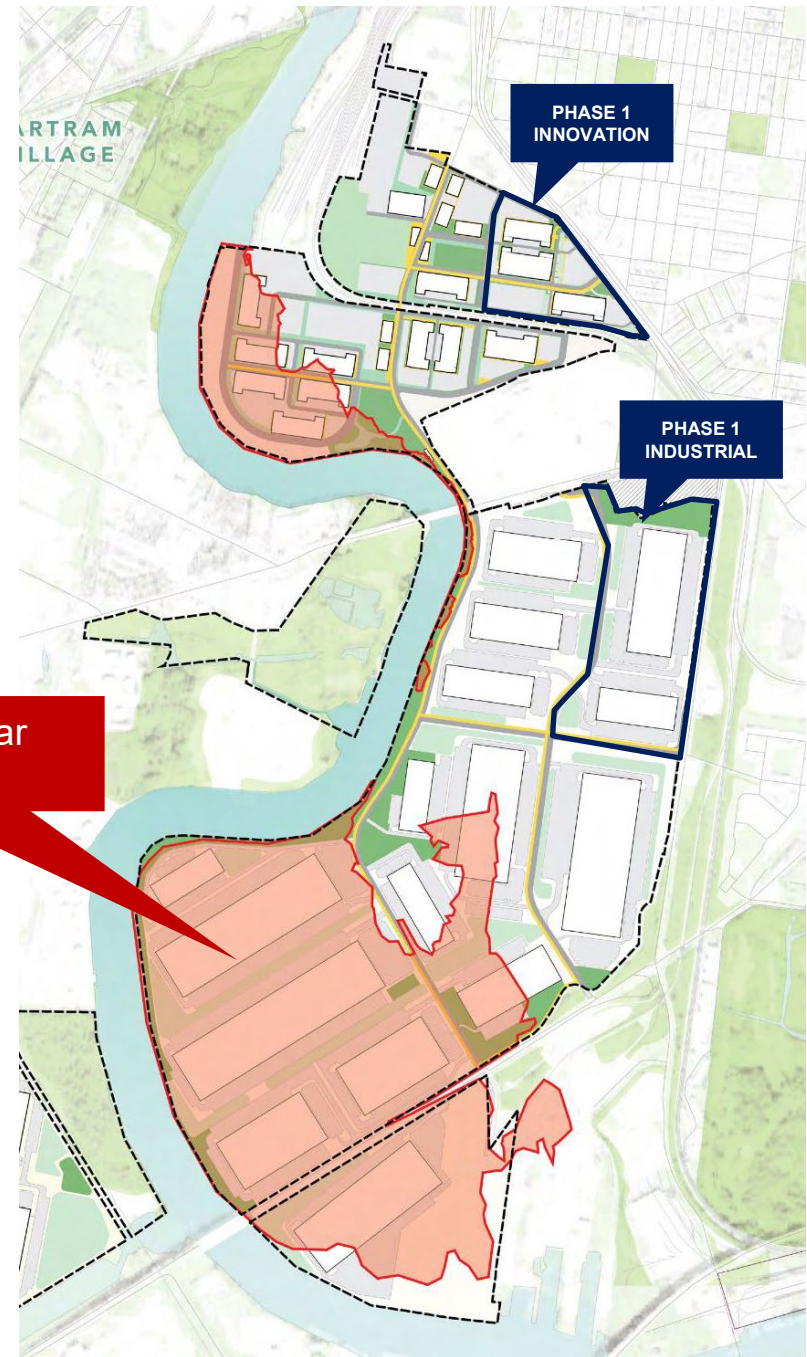
## Process



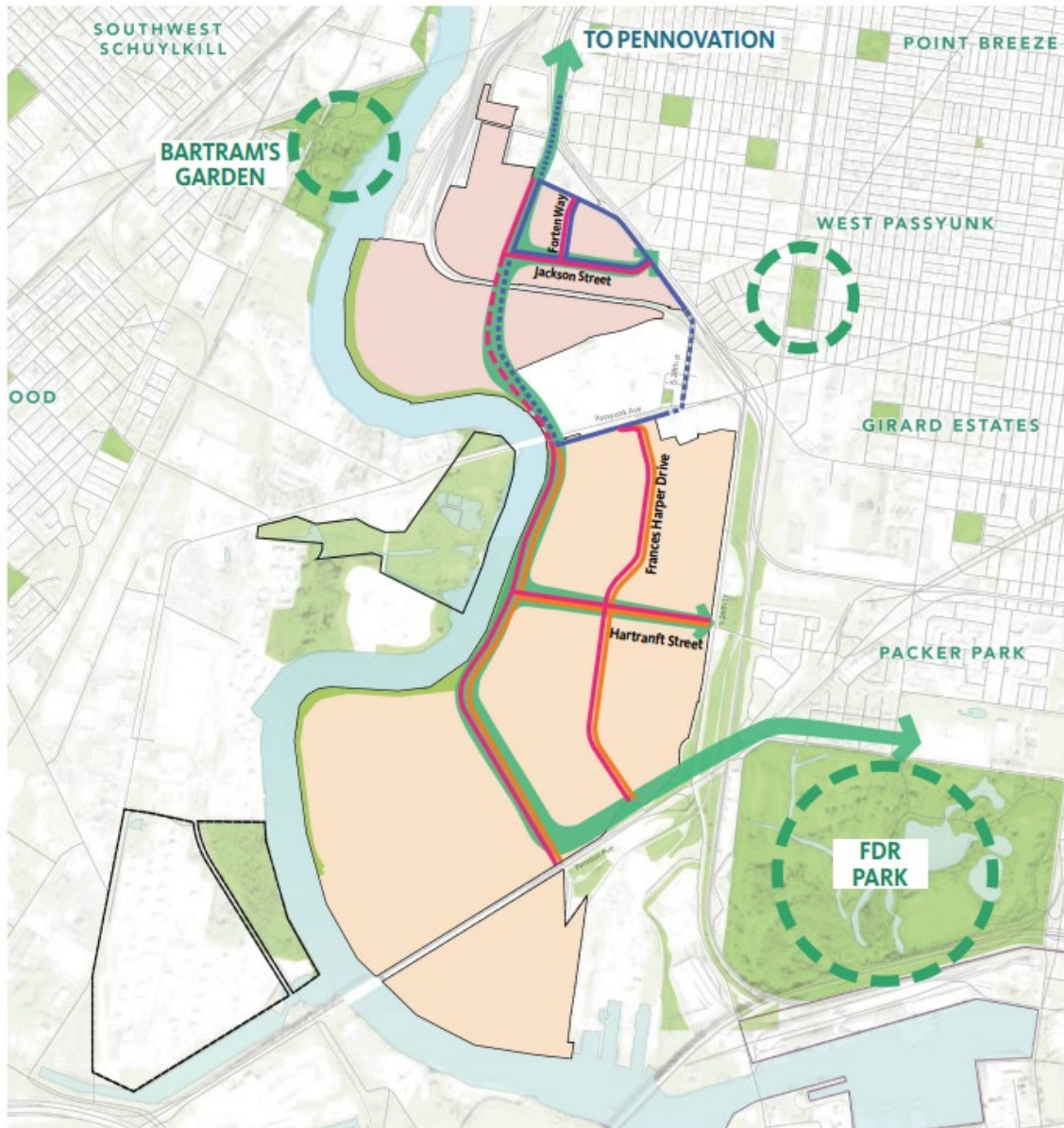
- City of Philadelphia accepted HRP's mapping revision plan in November 2022
- Existing, interim, and future stormwater discharge will be monitored and approved by PADEP
- New drainage infrastructure in the concept plan to manage water flows:
  - New piping networks
  - Swales
  - Retention basins



Existing 100-year Floodplain



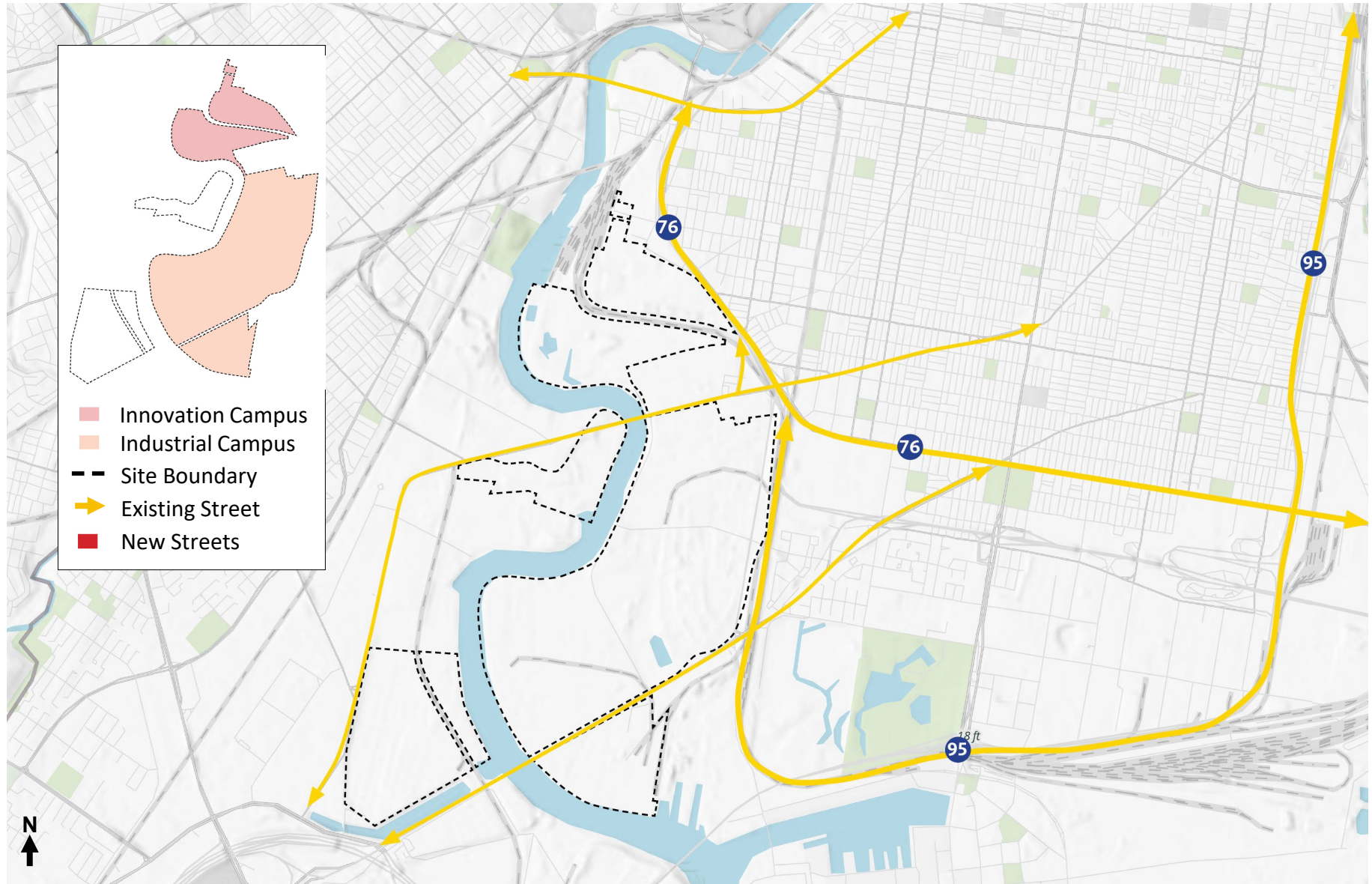
# Internal Street/Bicycle/Pedestrian Network



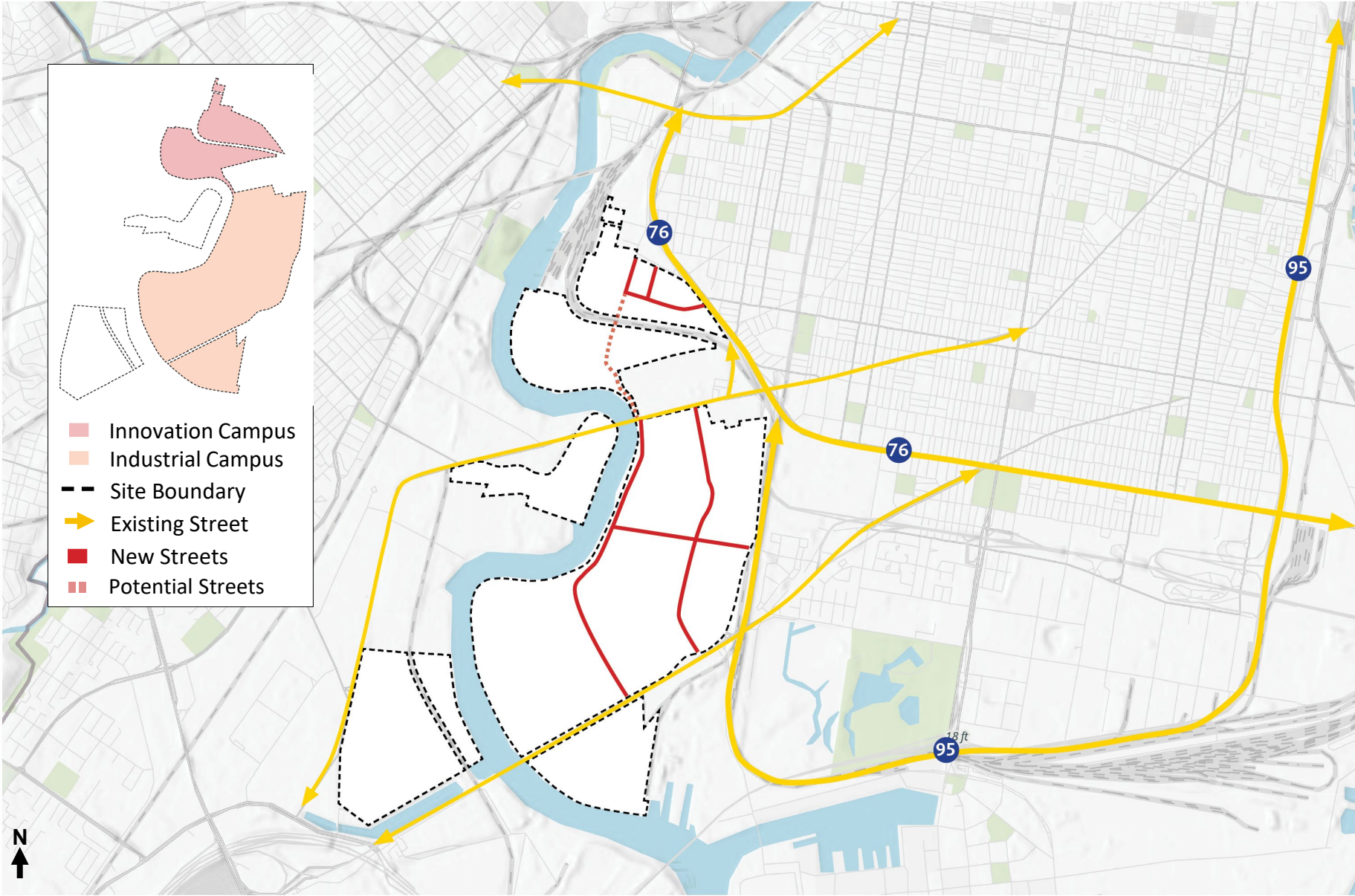
## Legend

- Innovation Campus
- Industrial Campus
- New Primary Streets
- Proposed Bike/  
Pedestrian Connection
- Potential Future Bike/  
Pedestrian Connection
- Proposed Shared Use Path
- Landscape Connection

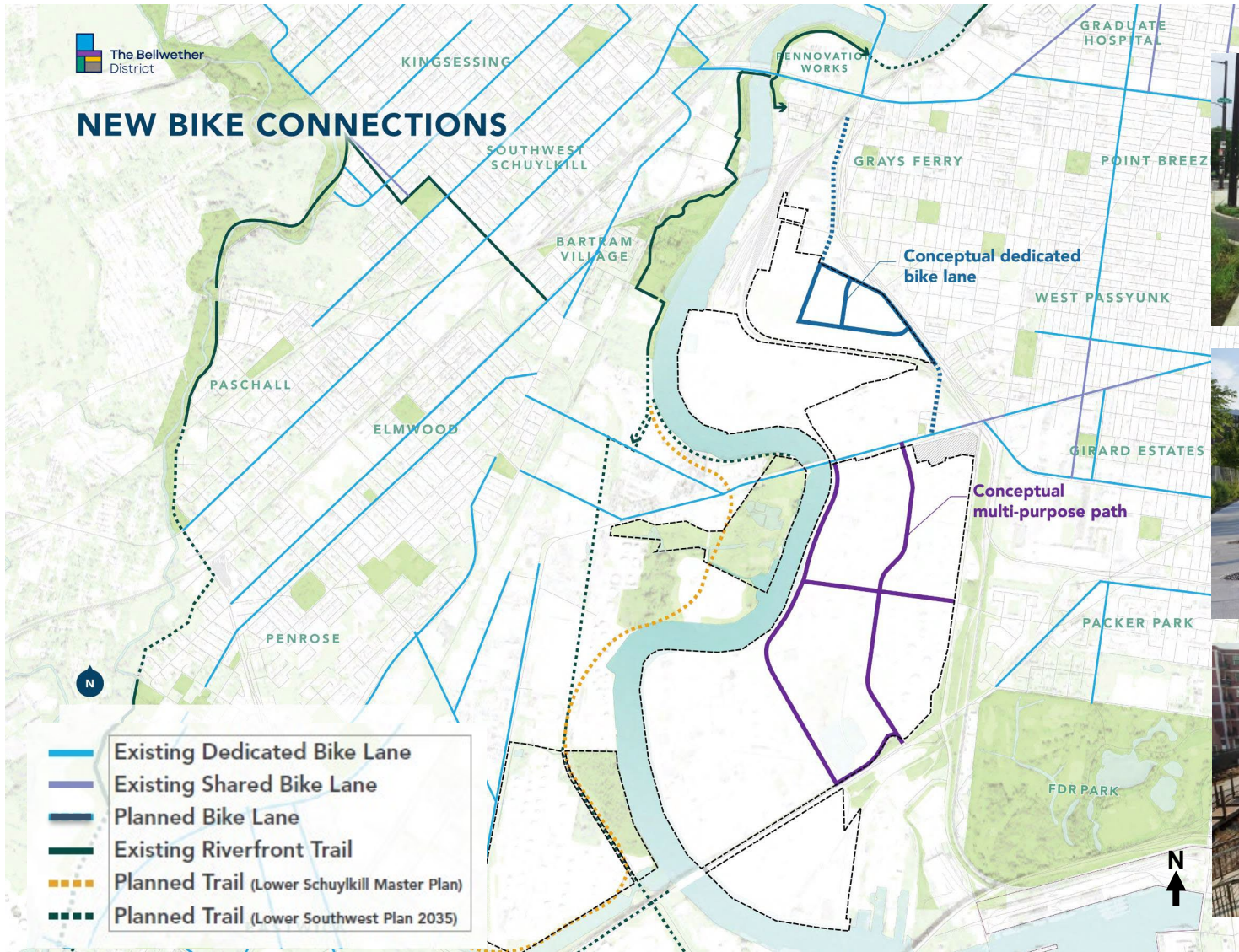
# EXISTING STREETS



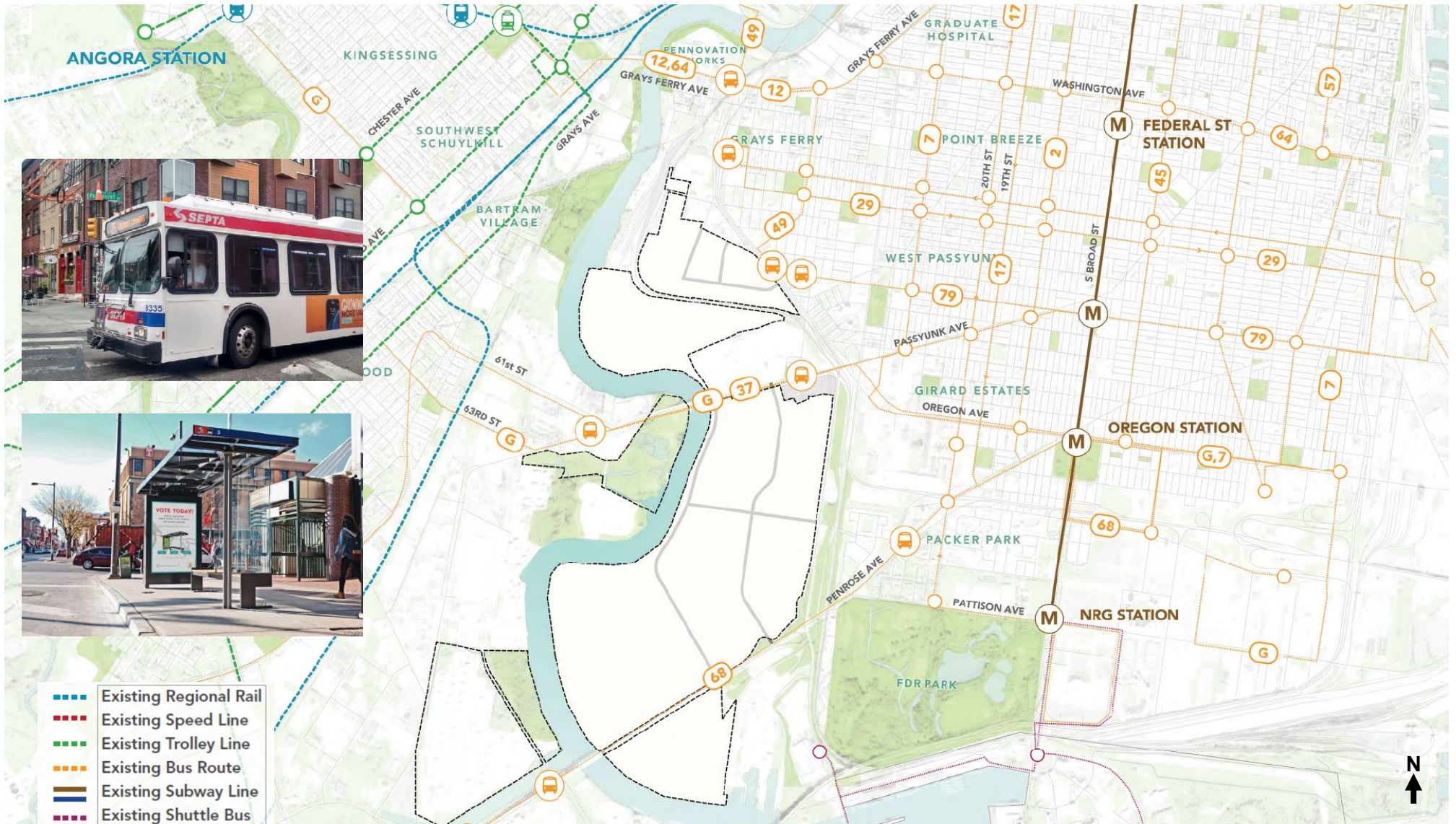
# NEW PRIMARY STREET CONNECTIONS



# NEW BIKE CONNECTIONS



# EXISTING SEPTA ROUTES



- - - Existing Regional Rail
- - - Existing Speed Line
- - - Existing Trolley Line
- - - Existing Bus Route
- Existing Subway Line
- - - Existing Shuttle Bus



# NEW LANDSCAPE CONNECTIONS

